



Haldimand
County

**THE CORPORATION OF HALDIMAND COUNTY
COUNCIL IN COMMITTEE MINUTES**

Date: May 31, 2022
Time: 9:30 A.M.
Location: Haldimand County Administration Building

COUNCIL PRESENT B. Corbett, Deputy Mayor
S. Patterson, Councillor
J. Metcalfe, Councillor
D. Lawrence, Councillor
T. Dalimonte, Councillor
R. Shirton, Councillor

STAFF PRESENT C. Manley, Chief Administrative Officer
C. Case, General Manager, Corporate & Social Services
M. Evers, General Manager, Community & Development Services
T. Haedrich, General Manager, Engineering & Capital Works
M. Jamieson, Director, Human Resources
M. Merritt, General Manager, Financial & Data Services
P. Mete, General Manager, Public Works Operations
D. Pressey, Director, Roads Operations
A. Chamberlain, Project Manager, Forestry
A. Crosbie, Senior Planner
A. Cull, Supervisor, Development Services
S. VanDalen, Manager, Planning & Development
E. Eichenbaum, Manager, Clerks Division / Municipal Clerk

A. CALL TO ORDER

Deputy Mayor Corbett called the Council in Committee meeting to order at 9:30 a.m.

B. ROLL CALL

All Members of Council were in attendance except Mayor Hewitt.

C. DISCLOSURES OF PECUNIARY INTEREST

None.

D. PUBLIC MEETING FOR PLANNING APPLICATIONS

Councillor Patterson, Chair of Public Meeting for Planning Applications, assumed the Chair for this portion of the meeting.

Prior to commencing the public meeting, the Chair explained the meeting, delegation and appeal process. He noted that decisions made by Committee at this meeting would be given final consideration at the June 6, 2022 Council meeting.

1 PDD-22-2022 Information Report – Applications for 444 Tamarac Street, Dunnville Subdivision

A. Crosbie presented the report.

Andrew Eldebs, proponent, spoke to the process involved in the resulting application, including engagement of the community.

Jacob Dickie with Urban in Mind, planner for the proponent, spoke to the conceptual elevations for the development.

Pam Wood and Paul Green, neighbouring owners, spoke to their concerns about set back to their property and the need for the retention pond.

Tina Kromhout, resident, spoke to her concern about the retention pond and drainage.

There being no one else present to speak either for or against this application, deliberations concluded with the introduction of the following recommendation.

Recommendation 1

Moved By: Councillor Corbett

Seconded By: Councillor Metcalfe

1. THAT Report PDD-22-2022 Information Report – Applications for 444 Tamarac Street, Dunnville Subdivision be received;
2. AND THAT the applications are deemed to be consistent and conform with the *Planning Act*, Provincial Policy Statement (2020), A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), and Haldimand County Official Plan;
3. AND THAT in accordance with By-law 2082/19, the General Manager of Community and Development Services issue draft plan approval once all conditions of By-law 2082/19 have been met, and advise Council when draft plan approval has been issued for application PL28T-2021-078;
4. AND THAT the by-laws attached to Report PDD-22-2022 be presented for enactment following draft plan approval of application PL28T-2021-078.

CARRIED

2 PDD-23-2022 Official Plan and Zoning By-law Amendment for
Commercial Plaza – Goodreid Planning Group

A. Crosbie presented the report.

Brian Goodreid, with the Goodreid Planning Group, agent for the proponent, provided an overview of the development project.

Duane Boychuk and Amy Lupton were in attendance representing the Grand River Veterinary Hospital and Clinic. They noted work that has been done regarding traffic flow, but expressed concern about Gypsum Street maintenance and the accommodation of traffic. They spoke to adjacent uses being compatible to a veterinary hospital and clinic. They are pleased about proposed drainage work and want to be ensured that their property's drainage and related costs are not affected.

There being no one else present to speak either for or against this application, deliberations concluded with the introduction of the following recommendation.

Recommendation 2

Moved By: Councillor Metcalfe

Seconded By: Councillor Dalimonte

1. THAT Report PDD-23-2022 Official Plan and Zoning By-law Amendment for Commercial Plaza – Goodreid Planning Group be received;
2. AND THAT application PLOP-HA-2021-117 to amend the Haldimand County Official Plan by redesignating the subject lands from 'Urban Business Park' to 'Community Commercial' and to redefine the boundary of the 'Riverine Hazard Land' designation to facilitate a commercial plaza be approved for the reasons outlined in Report PDD-23-2022;
3. AND THAT application PLZ-HA-2021-118 to amend the Haldimand County Zoning By-law HC 1-2020 by rezoning the subject lands from various commercial and industrial zones to the 'General Commercial – Holding (CG – H)' Zone with a special provision to permit commercial uses with restrictions to facilitate a commercial plaza and 'Development (D)' Zone for future development be approved for the reasons outlined in Report PDD-23-2022;
4. AND THAT the proposal is deemed to be consistent with the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020);
5. AND THAT the General Manager of Community & Development Services be authorized to remove the Holding (H) provision when all conditions have been satisfied;
6. AND THAT the by-laws attached to Report PDD-23-2022 be presented for enactment;

7. AND THAT 162 cubic metres per day of water and 162 cubic metres per day of sanitary sewage capacity be allocated to the subject development.

CARRIED

3 PDD-24-2022 Official Plan and Zoning By-law Amendment for Concrete Plant – Stubbe’s Redi-Mix Inc.

A. Crosbie presented the report.

Brandon Flewwelling, with GSP Group, agent for proponent, provided an overview of the application. Regarding dust and noise, there is an ECA compliance that is required. Dust is monitored and guidelines need to be met to ensure compliance.

There being no one else present to speak either for or against this application, deliberations concluded with the introduction of the following recommendation.

Recommendation 3

Moved By: Councillor Dalimonte

Seconded By: Councillor Corbett

1. THAT Report PDD-24-2022 Official Plan and Zoning By-law Amendment for Concrete Plant – Stubbe’s Redi-Mix Inc. be received;
2. AND THAT application PLOP-HA-2021-151 to amend the Haldimand County Official Plan by adding a special policy to a portion of the ‘Agricultural’ designation of the subject lands to permit a concrete plant be approved for reasons outlined in Report PDD-24-2022;
3. AND THAT application PLZ-HA-2021-152 to amend the Haldimand County Zoning By-law HC 1-2020 by rezoning a portion of the subject lands from ‘General Industrial (MG)’ Zone and ‘Rural Industrial (MR)’ Zone with a special provision that permits a truck terminal and contractor’s yard to ‘General Industrial – Holding (MG – H)’ Zone with a special provision to permit a concrete plant be approved for the reasons outlined in Report PDD-24-2022;
4. AND THAT the proposal is deemed to be consistent with the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020);
5. AND THAT the General Manager of Community & Development Services be authorized to remove the Holding (H) provision when all conditions have been satisfied;

6. AND THAT the by-laws attached to Report PDD-24-2022 be presented for enactment.

CARRIED

Deputy Mayor Corbett resumed the Chair for this portion of the meeting.

E. PRESENTATIONS AND CONSIDERATION OF RELATED REPORTS (11:00 A.M.)

- 1 FDS-01-2022 Financial & Data Services 2021 Annual Report

M. Merritt presented the Financial & Data Services 2021 Annual Report.

Recommendation 4

Moved By: Councillor Metcalfe

Seconded By: Councillor Shirton

THAT Report FDS-01-2022 Financial & Data Services 2021 Annual Report be received.

CARRIED

F. DELEGATIONS AND CONSIDERATION OF RELATED REPORTS (1:00 P.M.)

- 1 FPC-01-2022 Forest Conservation By-law Minor Exception – 665 Highway 6, Seneca

- 1.1 Rob Stovel Sr., Stovel and Associates Inc.

Mr. Stovel Sr. spoke on behalf of Green Horizons. They have entered into an agreement to purchase the land provided they can farm it, and in order to do so, trees need to be cleared. They believe the following should be considered: the Highway 6 bypass goes through the rear of the property; the property is designated as a future business park; the site is zoned agriculture and forestry, both of which the client wants to do; the trees are a resource with an economic value for the landowner; the Environmental Impact Study finds no negative environmental impact; there were no objections - the letter from the GRCA is viewed as commentary only, and the benefits of the site for agricultural crops in future. They seek approval with conditions and do not expect this to set a precedent.

Recommendation 5

Moved By: Councillor Dalimonte

Seconded By: Councillor Patterson

1. THAT Report FPC-01-2022 Forest Conservation By-law Minor Exception – 665 Highway 6, Seneca be received;
2. AND THAT the application for Minor Exception to By-law 2204/20 at 665 Highway 6, Seneca, be denied.

CARRIED

Recommendation 6

Moved By: Councillor Shirton

Seconded By: Councillor Patterson

THAT the correspondence from Rob Stovel Sr., Stovel and Associates Inc. Re: FPC-01-2022, dated May 4, 2022, be received.

CARRIED

2 Official Plan Update Presentation/Workshop

S. VanDalen and A. Cull provided a presentation as a follow up to an initial report on Phase 2 of the Official Plan Review. Public feedback was summarized, an updated Vision Statement and Strategic Directions were provided, and major Official Plan sections and proposed changes were outlined.

Recommendation 7

Moved By: Councillor Metcalfe

Seconded By: Councillor Shirton

THAT the presentation re: Official Plan Phase 2 Update be received.

CARRIED

G. MOTIONS OF CONSENT

None.

H. DEPARTMENTAL STAFF REPORTS

1 COMMUNITY & DEVELOPMENT SERVICES

Councillor Lawrence, Chair of Community & Development Services, assumed the Chair for this portion of the meeting.

1.1 CDP-08-2022 Amendment to Heritage Designation of the Cook-Peart House

Recommendation 8

Moved By: Councillor Dalimonte

Seconded By: Councillor Metcalfe

1. THAT Report CDP-08-2022 Amendment to Heritage Designation of the Cook-Peart House be received;
2. AND THAT Town of Haldimand By-law 769/89, as amended, be further amended to correct the legal description, limiting the heritage designation to the lands described as Parts 1, 2 and 3, Plan 18R-7950, being all of PIN 38177-0218 (LT), provided there are no objections filed with the Clerk within 30 days of notice being received;
3. AND THAT following enactment of the amending by-law, the Mayor and Clerk be authorized to sign the consent form to be filed with the Ontario Superior Court of Justice requesting that heritage designation be deleted from all registered parcels within the William Cook Block, Oneida, with the exception of the designation remaining on PIN 38177-0218 (LT);
4. AND THAT the Mayor and Clerk be authorized to execute all necessary documents associated with Report CDP-08-2022.

CARRIED

1.2 Other Business

None.

2 PUBLIC WORKS OPERATIONS

Councillor Dalimonte, Chair of Public Works Operations, assumed the Chair for this portion of the meeting.

2.1 Other Business

None.

3 ENGINEERING & CAPITAL WORKS

Councillor Metcalfe, Chair of Engineering & Capital Works, assumed the Chair for this portion of the meeting.

- 3.1 ENG-05-2022 Parking Control By-law Amendment – 45 Caithness Street East, Caledonia

Recommendation 9

Moved By: Councillor Patterson

Seconded By: Councillor Lawrence

1. THAT Report ENG-05-2022 Parking Control By-law Amendment- 45 Caithness Street East, Caledonia be received;
2. AND THAT Haldimand County Parking Control By-law 307/02, Schedule “C” No Parking – Caledonia be amended as outlined in Report ENG-05-2022;
3. AND THAT Haldimand County Parking Control By-law 307/02, Schedule “H” Physically Disabled Parking – Caledonia be amended as outlined in Report ENG-05-2022.

CARRIED

- 3.2 FCA-02-2022 Budget Revision – Kohler Garage Addition & Office Renovation

Recommendation 10

Moved By: Councillor Dalimonte

Seconded By: Councillor Shirton

1. THAT Report FCA-02-2022 Budget Revision – Kohler Garage Addition & Office Renovation be received;
2. AND THAT the revised budget as outlined in Report FCA-02-2022 be approved.

CARRIED

- 3.3 Other Business

None.

4 FINANCIAL & DATA SERVICES

Councillor Shirton, Chair of Financial & Data Services, assumed the Chair for this portion of the meeting.

4.1 FIN-M02-2022 Haldimand County Credit Rating Update

Recommendation 11

Moved By: Councillor Metcalfe

Seconded By: Councillor Corbett

THAT Memorandum FIN-M02-2022 Haldimand County Credit Rating Update be received.

CARRIED

4.2 Other Business

None.

5 CORPORATE & SOCIAL SERVICES

Deputy Mayor Corbett, Chair of Corporate & Social Services, resumed the Chair for the remainder of the meeting.

5.1 HRD-05-2022 Employee Right to Disconnect Policy

Recommendation 12

Moved By: Councillor Patterson

Seconded By: Councillor Lawrence

1. THAT Report HRD-05-2022 Employee Right to Disconnect Policy be received;
2. AND THAT the Disconnecting from Work Policy be approved as presented in Attachment #1 to Report HRD-05-2022;
3. AND THAT the Senior Management Team be delegated the authority to revise this policy in the future, as deemed necessary.

CARRIED

5.2 Other Business

5.2.1 Concern Re: Physician Recruitment

Due to family physician retirements in the community, concern was raised about how the County can be involved in physician recruitment. M. Evers has met with the local working group to discuss this challenge. This area has fewer physicians per population than the provincial average. A recruiter will likely be utilized, and staff will work to promote the community as a great place to live and work.

6 CORPORATE AFFAIRS

6.1 Other Business

None.

I. UNFINISHED BUSINESS

None.

J. NEW BUSINESS

None.

K. REPORTS, INQUIRIES, ANNOUNCEMENTS AND CONCERNS OF COUNCILLORS

1 Minutes of the Police Services Board - April 28, 2022

Recommendation 13

Moved By: Councillor Lawrence

Seconded By: Councillor Metcalfe

THAT the minutes of the April 28, 2022 Police Services Board meetings be received.

CARRIED

L. CLOSED SESSION

None.

M. MOTIONS ARISING FROM CLOSED SESSION

None.

N. ADJOURNMENT

Recommendation 14

Moved By: Councillor Shirton

Seconded By: Councillor Lawrence

THAT this meeting is now adjourned at 2:59 p.m.

CARRIED

DEPUTY MAYOR

CLERK